



**CENTERPOINT**  
CINCINNATI INDUSTRIAL SITE

**56 ACRES DIVISIBLE, PUBLICLY-OWNED**

2100 SECTION ROAD | CINCINNATI, OHIO 45237



**THE PORT**  
Making Real Estate Work

## 56-Acre, Development-Ready Site in the Heart of Hamilton County

This site offers a unique opportunity for advanced manufacturers to locate in the heart of Hamilton County, Ohio. This fully redeveloped heritage manufacturing site offers all of the benefits of an urban manufacturing site:

- ample space for a build-to-suit
- proximity to major transportation corridors
- all the amenities critical to today's workforce through close proximity to the urban core.



Source: Cincinnati USA Regional Chamber

### Regional Partners:

- Amberley Village
- REDI Cincinnati
- HCDC
- JobsOhio
- Cincinnati USA Regional Chamber
- Foreign Trade Zones of Greater Cincinnati and Northern Kentucky
- Hamilton County, Ohio

## the CINCINNATI region

The Cincinnati region is at the intersection of accessibility, approachability and action-orientation. Make lasting impact by joining our community of by dreamers, doers, innovators and makers.



# BUILD-TO-SUIT



## GENERAL SITE INFORMATION

### ACRES

56

### ZONING

Industrial-A

### JURISDICTION

Amberley Village - Hamilton County, Ohio

### BUILD-TO-SUIT

Up to 700,000 SF

### GPS COORDINATES

39.199174, -84.450330

### SITE DIMENSIONS

850' Wide x 2,775' Deep

### MAXIMUM FACILITY HEIGHT RESTRICTIONS

35'

### VARIANCES AVAILABLE FOR MAXIMUM HEIGHT RESTRICTIONS

Yes, variance procedures take approximately three months

### SITE SETBACKS

Front - 100'

Rear - 25'

Side - 25'

### MAXIMUM ALLOWABLE SITE COVERAGE FOR BUILDING

50%

### TERRAIN

Flat (39 acres); Gently Rolling (17 acres)

### SLOPE OF THE SITE

.02; graded to drain

## SITE UTILITIES

### ELECTRIC

Provider - Duke Energy

Capacity at property line - 4 MVA

### WATER

Provider - Greater Cincinnati Water Works

Size of line (inches) at property line - 8

Total capacity of the system serving the site - 2.17 mgd

### SEWER

Provider - Cincinnati Metropolitan Sewer District

Sewer Line Size - 21 Inches

Excess Sewer Capacity at Site - 100,000 GPD

### NATURAL GAS

Provider - Duke Energy

Size of line (inches) at property line - 6

Pressure available - 5 psig

Capacity available on main - 100 MCFH

### TELECOM

Provider - Cincinnati Bell Telephone

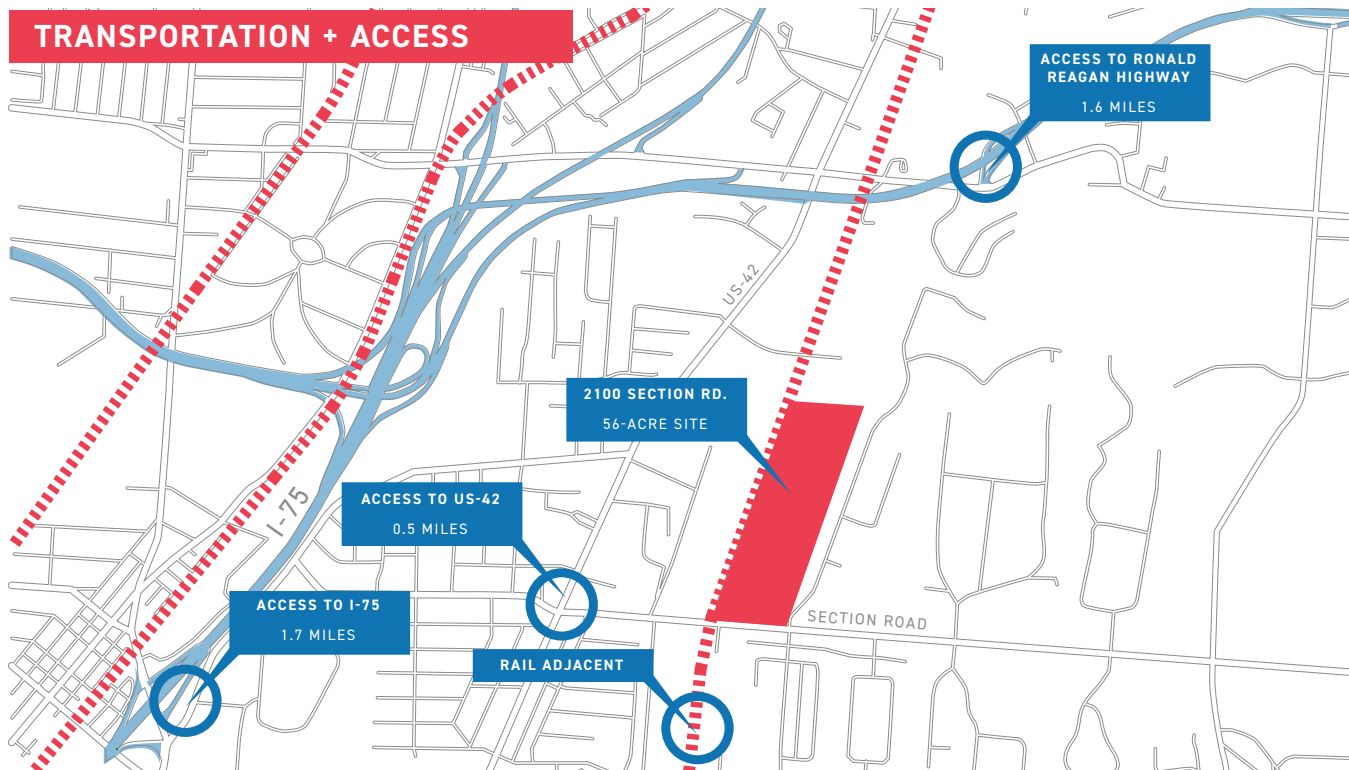
### ON-SITE DETENTION

Established and operational

### FLOODPLAIN STATUS

Site successfully raised out of floodplain in accordance with FEMA





**CINCINNATI MSA**

15 County Region

Ohio  
Kentucky  
Indiana

POPULATION:  
**2,265,051**

WORKFORCE:  
**1,169,224**

RAIL	ROADS	AIR
<b>RAIL ADJACENT</b>	<b>ACCESS VIA SECTION ROAD</b>	<b>NEAREST INTERNATIONAL AIRPORT</b>
<b>PROVIDER</b> Indiana & Ohio Railway (IORY) (Genesee & Wyoming)	<b>TRUCK RESTRICTIONS</b> 80,000 lbs (40T) without a special ODOT permit	Greater Cincinnati / Northern Kentucky International Airport (CVG) in Hebron Kentucky; approximately 22.5 miles from site
<b>EXISTING RAIL SPUR TO THE SITE</b> Future rail spur available, up to 500 feet	<b>DISTANCE TO MAJOR 4-LANE HIGHWAY AND/OR INTERSTATE</b> Interstate-75 = 1.7 Miles Interstate-71 = 3.3 Miles State Route 42 = 0.5 miles Ronald Reagan Highway = 1.6 miles Norwood Lateral = 2.7 miles	<b>NEAREST GENERAL AVIATION AIRPORT</b> Lunken Airport (LUK); approximately 9.0 miles from the site; 3 runways with the longest being 6,100 feet
<b>NUMBER OF TRAINS PER WEEK</b> 5 currently; daily service possible if business warrants		
<b>DISTANCE TO NEAREST RAIL STORAGE YARD</b> 2.5 Miles		
<b>RAIL CARRIER DAYS OF SERVICE PER YEAR</b> 260 currently	<b>NEAREST DEEPWATER PORT</b> Port of Toledo Location - Toledo, Ohio, approximately 190 miles from the site	

**DEEPWATER PORT**



## DEMOGRAPHICS

GREATER CINCINNATI

### POPULATION

2,265,051

### TOTAL HOUSEHOLDS

916,246

### MEDIAN HOUSEHOLD INCOME

\$70,308

## WORKFORCE

GREATER CINCINNATI

### LABOR FORCE - CINCINNATI METRO

Over 1.1 Million

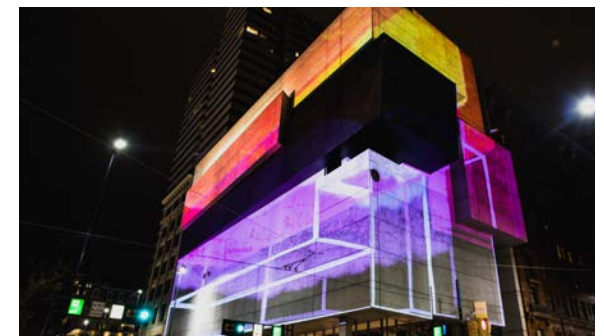
### MANUFACTURING WORKFORCE

14% of Cincinnati's Workforce is employed in manufacturing, U.S. Average is 10%

Cincinnati has a high location quotient in industrial engineers, machinists and tool/die makers

### WORKFORCE DEVELOPMENT

Over 194,000 students graduate annually within a 200-mile radius





# THE PORT

Making Real Estate Work

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